152.0	0009	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,053,100 /	1,053,100
USE VALUE:	1,053,100 /	1,053,100
ASSESSED:	1,053,100 /	1,053,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHMAD ALAA M & CHRISTINA B
Owner 2:	
Owner 3:	
Street 1:	17 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KADEHJIAN LOUISE & NORMAN G -
Owner 2:	-
Street 1:	17 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Clapboard Exterior and 2325 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9470.000	489,800		563,300	1,053,100
Total Card	0.217	489,800		563,300	1,053,100
Total Parcel	0.217	489,800		563,300	1,053,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.95 | /Parcel: 452.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	152211
GIS Ref	
GIS Ref	
Insp Date	10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0017.0

!11974!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	489,800	0	9,470.	563,300	1,053,100		Year end	12/23/2021
2021	101	FV	476,400	0	9,470.	563,300	1,039,700		Year End Roll	12/10/2020
2020	101	FV	476,400	0	9,470.	563,300	1,039,700	1,039,700	Year End Roll	12/18/2019
2019	101	FV	364,200	0	9,470.	528,100	892,300	892,300	Year End Roll	1/3/2019
2018	101	FV	358,600	0	9,470.	436,500	795,100	795,100	Year End Roll	12/20/2017
2017	101	FV	358,600	0	9,470.	401,300	759,900	759,900	Year End Roll	1/3/2017
2016	101	FV	358,600	0	9,470.	366,100	724,700	724,700	Year End	1/4/2016
2015	101	FV	356,800	0	9,470.	359,100	715,900	715,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:32:58

LAST REV

Date	Time
10/09/18	09:01:10
apro	

PAT ACCT. 11974

USER DEFINED

Prior Id # 1:	152211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KADEHJIAN LOUIS	62371-236		8/1/2013		829,000	No	No		
KADEHJIAN LOUIS	54555-74		4/16/2010	Convenience	1	No	No		
KADEHJIAN NORMA	34078-462		11/1/2001	Family	1	No	No		
	21319-546		7/1/1991		297,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	335	Manual	4,600					
8/2/2013	1165	Re-Roof	9,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Inspected	CC	Chris C
7/31/2018	MEAS&NOTICE	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/3/2008	Meas/Inspect	355	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/1/1999	Measured	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9470		Sq. Ft.	Site		0	80.	0.74	9									563,283						563,300	

Total AC/HA:	0.21740	Total SF/SM:	9470	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	563,283	Spl Credit		Total:	563,300

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10161281
Const Adj.:	0.99495000
Adj $ / SQ:	153.447
Other Features:	112716
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587248
Depreciation:	97483
Depreciated Total:	489765

COMMENTS

PDAS, OF=SINK AND JACUZZI.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

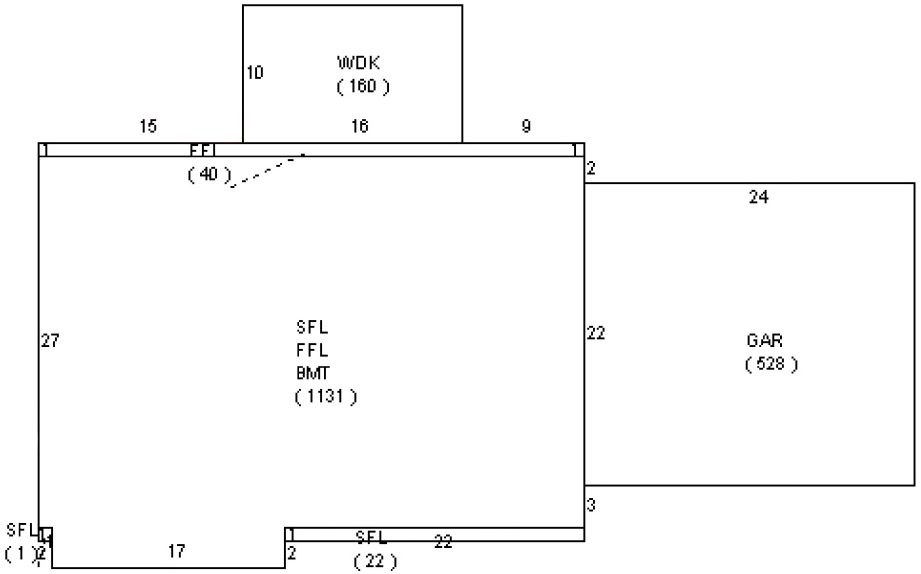
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.79
Special Features:	0	Val/Su Net:	118.19
Final Total:	489800	Val/Su SzAd	210.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,171	153.450	179,686
SFL	Second Floor	1,154	153.450	177,078
BMT	Basement	1,131	46.030	52,065
GAR	Garage	528	19.640	10,367
WDK	Deck	160	12.190	1,950

Net Sketched Area:	4,144			Total:	421,146
Size Ad	2325	Gross Area	4144	FinArea	2325

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	